

LOCATION MAP  
NOT TO SCALE



PHASE	DESCRIPTION	COMPLETION DATE
I	RESTAURANT	WINTER '97
II	RESTAURANT	SUMMER '98
III	COMMERCIAL	FALL '98
IV	COMMERCIAL	WINTER '98
V	RETAIL	SPRING '99
VI	RETAIL	SUMMER '99

PLAN HAS BEEN ACCEPTED BY  
COSA  
6/20/97  
559  
If no plats are filed, plan will  
expire on 12/2/98  
1st plat filed on

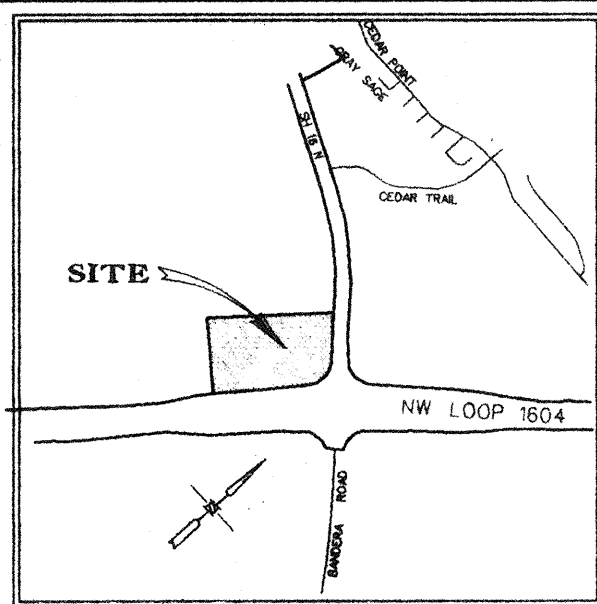
RECEIVED  
97 JUN 18 PM 3:43  
PLANNING  
DEVELOPMENT  
SERVICES DIVISION

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216  
(210) 449-051 Fax (210) 349-3302

P.O.A.D.P  
SANTIKOS @ BANDERA/1604

REVISIONS:	DATE	NO.	DESCRIPTION	BY
DESIGN			DLA	
DRAWN			JJA	
CHECKED				
DATE	05-17-97			
JOB NO.	26540			
SHT.	1	of	1	

# 559



LOCATION MAP  
NOT TO SCALE



SCALE: 1" = 100'



P-9  
N.C.B. 15 6 6 3  
OWNER: NANCE JONES JT. VT.  
P.O. BOX 29900  
SAN ANTONIO, TX. 78229

P-9  
OWNER: GALT, CALVIN & MILDRED  
9214 LASATER  
SAN ANTONIO, TX. 78250

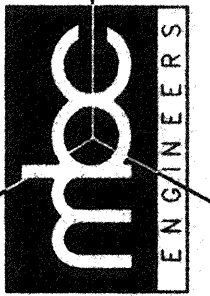
LOOP 1604  
(FRONTAGE)

BANDERA ROAD  
(FRONTAGE)

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97 JUN -4 PM 3:03  
PLANNING  
DIVISION

PHASE	DESCRIPTION	COMPLETION DATE
I	RESTAURANT	WINTER '97
II	RESTAURANT	SUMMER '98
III	COMMERCIAL	FALL '98
IV	COMMERCIAL	WINTER '98
V	RETAIL	SPRING '99
VI	RETAIL	SUMMER '99

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78266  
(210) 349-051 Fax (210) 349-9302



P.O.A.D.P  
SANTIKOS @ BANDERA/1604

REVISIONS:	DATE	NO.	DESCRIPTION	BY

DESIGN: DLA  
DRAWN: JJA  
CHECKED: JLC  
DATE: 05-17-97  
JOB NO: 26540  
SHT. 1 of 1

#559





City of San Antonio  
Planning Department  
Subdivision Section

# POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: June 3, 1997 Name of POADP: SANTIKOS @ BANDERA/1604

Owners: Santikos Investments Consulting Firm: MACINA • BOSE • COPELAND  
AND ASSOCIATES, INC.

Address: 3707 N. St. Mary's, Suite #109 Address: 415 Breesport Drive  
San Antonio, Texas 78212 San Antonio, Texas 78216

Phone: (210) 736-1800 Phone: (210) 349-0151

Existing zoning: "B-3" Proposed zoning: "B-3"

Texas State Plane Coordinates: X: 2,073,892.6 Y: 13,749,043.9

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No  
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>6</u>	<u>23.354</u>

Is there a previous POADP for this Site? Name No No.

Is there a corresponding PUD for this site? Name No No.

Plats associated with this POADP or site? Name Jim's at Bandera/1604 No. 970153

Name  No.

Name  No.

Contact Person and authorized representative:

Print Name: David L. Allen Signature: David L. Allen, P.E.

Date: June 3, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

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CITY OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☐ one hundred year flood plain limits; N/A
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;  
Submitted with Zoning Application – Classen – O'Connor Road Business Park n/A
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: David L. Allen Signature: David L. Allen, P.E.

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

TXDOT  
- R.O.M. for 1604 + Bender



# CITY OF SAN ANTONIO

June 20, 1997

Mr. David Allen, P. E.  
Macina Bose Copeland & Assoc., Inc.  
415 Breesport Drive  
San Antonio, TX 78216

Re: Santikos @ Bandera / 1604

POADP # 559

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Santikos @ Bandera / 1604 Subdivision Preliminary Overall Area Development Plan # 559. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- If the proposed development is not platted in phases or units this POADP will not be valid.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Emil Moncivais  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt R. Date 6-6-97  
FROM: Elizabeth  
ITEM NAME: Sentikos FILE # \_\_\_\_\_  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

RECEIVED  
97 JUN 13 AM 10:30  
CITY OF SAN ANTONIO  
DIVISION OF PLANNING  
LAND DEVELOPMENT SERVICES

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☐ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: DRAINAGE EASEMENT MAY BE REQUIRE  
AND ADDRESS DURING THE PLATTING  
PROCESS.

Burt Rabe

Signature

Sr. Eng JECH 6-13-97

Title

Date



Jun 13 '97 10:14 P.01

Post-it® Fax Note

7671

Date

6/13/97

# of

pages

2

To Elizabeth Carol

From

Judy Friesenhahn

Co./Dept CSA Planning

Co.

Tx DOT

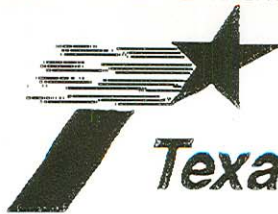
Phone # 207 7893

Phone #

615 5814

Fax # 207 4441

Fax #



Texas Department

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

June 12, 1997

P.O.A.D.P REVIEW

Santikos At Bandera/1604

Located at Loop 1604 &amp; SH 16

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None

Access Limits/Restrictions

Maximum of 4 access points along the overall combined SH 16 frontage of 740', and a maximum of 4 access points along the overall combined Loop 1604 frontage of 820'. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:** Access restrictions were previously addressed with the platting of "Jim's at Bandera & Loop 1604" (#970153) by a letter from TxDOT dated February 26, 1997. That letter is attached for reference.

Judy Friesenhahn, P.E.

Advanced Project  
Development Engineer



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

February 26, 1997

Macina-Bose-Copeland and Associates, Inc.  
415 Breesport Drive  
San Antonio, Texas 78216

RE: Access to Jim's at Bandera & Loop 1604 Plat # 970153

Dear Sir:

Access to the above referenced site will be limited to the platted 30' ingress/egress easement. No additional access will be permitted to this development.

The Texas Department of Transportation's access management policy allows a maximum number of driveways for any given development based upon it's overall highway frontage. This policy was described to and understood by Ms. Laura Anthony of Santiko's Investments in a meeting attended by Ms. Anthony and TxDOT staff on February 25, 1997. It was stated in that meeting that TxDOT would provide an access assessment to the whole property that Santiko's Investments owns at this location. The overall frontage of approximately 740' on SH 16 frontage is eligible for a maximum of 4 access points and the overall frontage of approximately 820' on Loop 1604 frontage is also eligible for a maximum of 4 access points.

The TxDOT has approved one(1) plat from this property: Jim's at Bandera & 1604 (#970153). This platted property will receive one(1) access permit. The remaining portion of the original tract on SH 16 frontage is eligible for a maximum of 3 access points.

If you have any questions, please do not hesitate to contact me at 615-5920.

Sincerely,

*Clay R. Smith*  
for Clay R. Smith, P.E.  
District Transportation  
Planning Engineer

/jh

cc: Dale Stein, P.E.  
Laura Anthony  
City Planning  
City Traffic Section  
Bexar County Planning



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DEPT. OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION



## City Public Service

P.O. Box 1771  
San Antonio, TX 78296-1771  
(210) 978-2302

Santikos @ Bander  
at 1604 + Bander

6 commercial lots on  
23 acres

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~~OK~~ TIA needed